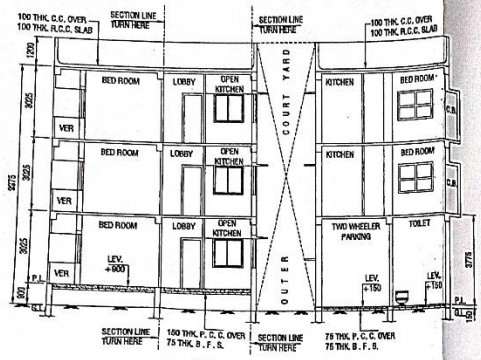
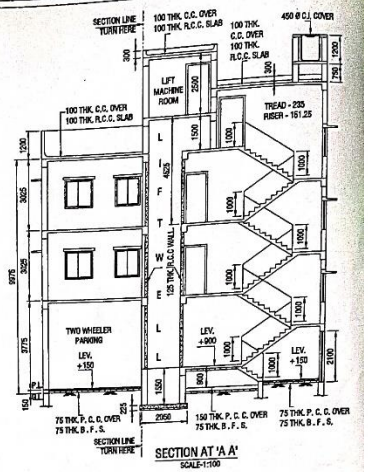


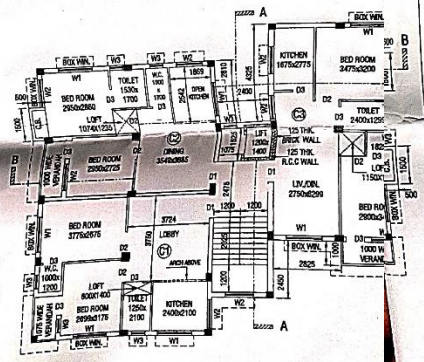
SECTION AT 'B B'
SCALE-1:100



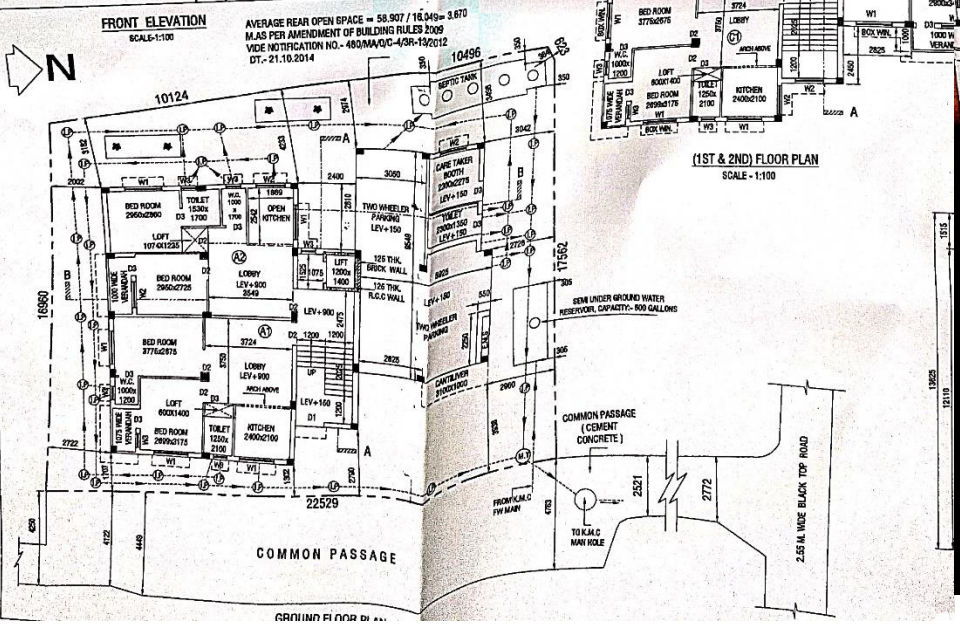
SECTION AT 'A A'
SCALE-1:100

FRONT ELEVATION
SCALE-1:100

AVERAGE REAR OPEN SPACE = 58.907 / 15.049= 3.670
M.AS PER AMENDMENT OF BUILDING RULES 2009
VIDE NOTIFICATION NO.- 480/MA/O/C-4/3R-13/2012
DT.- 21.10.2014



(1ST & 2ND) FLOOR PLAN
SCALE - 1:100



GROUND FLOOR PLAN

1. ALL DIMENSION ARE IN MM UNLESS OTHERWISE MENTIONED.
2. FOLLOW WRITTEN DIMENSION ONLY.
3. FOR SPECIFICATION OF MATERIALS AND WORKMANSHIP FOLLOW N.B.C. 1984.
4. ALL EXTERNAL WALLS ARE IN 250TH/200TH AND ALL INTERNAL WALLS ARE 125TH/75TH.
5. GRADE OF R.C.C. CONCRETE M-20 & GRADE OF STEEL: Fe-415.
6. BEARING CAPACITY OF SOIL AS PER SOIL TEST REPORT
7. BRICK WORK WITH CEMENT AND SAND MORTAR FOR 250TH/200TH WALL (1:6) & 125TH/75TH WALL (1:4).
8. PLASTER WORK CEILING (1:4) AND INSIDE OUTSIDE WALL (1:6).
9. THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER REGERVOIR WOULD NOT EXCEED THE DEPTH OF FOUNDATION OF THE BUILDING.
10. ALL SORTS OF PRECAUTIONARY MEASURE SHOULD BE TAKEN AT THE TIME OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR CONSTRUCTION.

DECLARATION OF OWNER / C.A

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT. WE SHALL ENGAGE L. B. S. & E. S. E. DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTION OF L. B. S. & E. S. E. DURING CONSTRUCTION OF THE BUILDING (AS PER B. S. PLAN).
K. M. C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE , THE K. M. C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER TAKEN UNDER THE GUIDANCE OF E. S. E. / L. B. S. BEFORE STARTING OF BUILDING FOUNDATION WORK.
SITE HAS BEEN IDENTIFY BY ME AT THE TIME OF INSPECTION.AND THERE IS NO TENANT.

THERE IS NO COURT CASE PENDING AGAINST
THIS MENTIONED PREMISES.

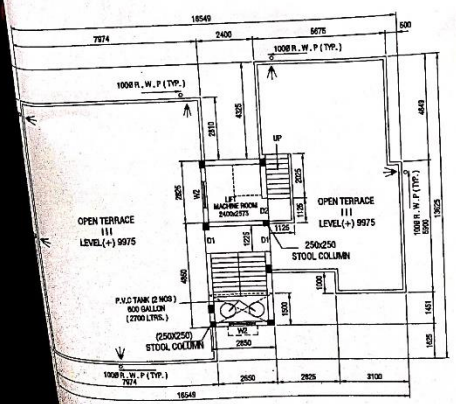
NAME OF THE OWNER /C.A
SRI. RAJIB DEY PROPRIETOR OF M/S SREERAM CONSTRUCTION C/A OF SMT. NIBHA DEB.

DECLARATION OF L. B. S.

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K. M. C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ABUTTING PASSAGE AT NORTH & SOUTH SIDE CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME.IT IS A BULD ABLE SITE AND NOT A TANK OR FILLED UP TANK.THE LAND IS DEMARCATED BY BOUNDARY WALL.THE CONSTRUCTION OF U. G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.
1. PLOT IS AN EXISTING BUILDING AND BOUNDED BY BOUNDARY WALL.
2. EXISTING BUILDING OCCUPIED BY OWNER AND THERE IS NO TENENT.
3. ROAD WIDTH FRONT OF THE PREMISES IS 4.122 M. WIDE COMMON PASSAGE
4. SITE PLAN & KEY PLAN AS PER SITE.

NAME OF L. B. S
(SAMIR KUMAR DUTTA,
L. B. S. NO. - 1303/1)

SREE RAM CONSTRUCTION
Proprietor



ROOF PLAN
SCALE - 1:100

MAIN CHARACTERISTICS OF THE PROPOSAL (PART 'A')

1. ASSESSEE NO: 211000300267
2. NAME OF THE OWNER (RECORDED) :- SMT. NIBHA DEB.
3. NAME OF THE APPLICANT :- SRI. RAJIB DEY PROPRIETOR OF M/S SREERAM CONSTRUCTION C/A OF SMT. NIBHA DEB.
4. REGD. DEED : BOOK No - I , VOL. NO - 130, PAGES : 114 TO 125, BEING NO. - 7844, S.R. ALIPORE, YEAR - 1969, DT.- 01/09/ 1959.
5. REGD. DEED OF PARTITION : BOOK No - I , VOL. NO - 151, PAGES : 134 TO 140, BEING NO. - 7969, S.R. ALIPORE, YEAR -1963, DT.- 29/09/ 1963.
6. REGD. DEED OF GIFT :(1) BOOK No - I , VOL. NO - 55, PAGES : 333 TO 338, BEING NO. - 1616, A.D.S.R. ALIPORE, YEAR - 2002, DT.- 17/05/ 2002.
7. REGD. DEED OF GIFT :(2) BOOK No - I , VOL. NO - 95, PAGES : 48 TO 53, BEING NO. - 01561, D.S.R. ALIPORE, YEAR - 2004, DT.- 23/08/ 2004.
8. REGD. POWER OF ATTORNEY : BOOK NO - I , VOL. NO - 1601-2021, PAGES - 114751 TO 114781, BEING NO. - 160102157, D.S.R.- I , SOUTH 24 PARGANAS WEST BENGAL, YEAR - 2021, DT.- 22/ 09/ 2021.
9. REGD. BOUNDARY DECLARATION : BOOK NO - I , VOL. NO -1601-2021, PAGES - 180930 TO 180947 BEING NO. -160103395 D.S.R - I SOUTH 24 -PGS. (W.B) YEAR -2021 , DT.- 20-12-2021
10. COMMON PASSAGE DECLARATION : BOOK NO -I , VOL. NO - 1603-2022, PAGES -23625 TO 23638, BEING NO. - 160300540, D.S.R. III ,SOUTH 24 PARGANAS (W.B) YEAR - 2022, DT.- 18/ 01/ 2022.

PART 'B'

1. AREA OF THE PLOT OF LAND AS PER TITLE DEED & ASSESMENT BOOK. = 381.065 Sqm. (05 K - 11 CH. - 7.00 Sqft.)
2. PERMISSIBLE GROUND COVERAGE :- 53.970 % i.e. 205.671 Sqm.
3. AREA OF THE PLOT OF LAND AS PER PHYSICAL MEASUREMENT- 380.650 Sqm. (05 K - 11 CH- 6.00 Sqft.)
4. PROPOSED GROUND COVERAGE :- 46.026 % i.e. 175.338 Sqm.

5. AREA STATEMENT :

FLOOR	GROSS COVER AREA (SQM)	STAIRWELL (SQM)	LIFT WELL (SQM)	COVER AREA AREA (SQM)	STAIR + STAIR LOBBY (SQM)	LIFT LOBBY (SQM)	NET FLOOR AREA (SQM)	CUP BOARD (SQM)	LOFT (SQM)
GR. FLOOR	172.238 Sqm.	——	——	172.238 Sqm.	13.580 Sqm.	1.639 Sqm.	156.919 Sqm.	——	2.166 Sqm.
1ST FLOOR	175.338 Sqm.	——	1.680 Sqm.	173.658 Sqm.	13.580 Sqm.	1.639 Sqm.	158.339 Sqm.	2.250 Sqm.	3.489 Sqm.
2ND FLOOR	175.338 Sqm.	——	1.680 Sqm.	173.658 Sqm.	13.580 Sqm.	1.639 Sqm.	158.339 Sqm.	2.250 Sqm.	3.489 Sqm.
TOTAL	522.914 Sqm.	——	3.360 Sqm.	519.554 Sqm.	41.040 Sqm.	4.917 Sqm.	473.597 Sqm.	4.500 Sqm.	9.144 Sqm.

ADDITIONAL AREAS :-

STAIR HEAD ROOM AREA -	13.823 SQM
LIFT MACHINE ROOM -	8.021 SQM
LIFT MACHINE ROOM STAIR -	3.544 SQM
CUP BOARD AREA -	4.500 Sqm.
LOFT AREA -	9.144 Sqm.
TOTAL AREA FOR FEES	39.032 Sqm.

TENEMENTS CALCULATION

6. (A) RESIDENTIAL:

TENEMENT NO.	TENEMENT AREA ACT. (SQM)	NO. OF TENEMENT
A1	55.218	01
A2	57.690	01
C1	55.218	02
C2	57.480	02
C3	89.598	02

7. PERMISSIBLE F.A.R. = 1.250

8. PERMISSIBLE TOTAL FLOOR AREA = 473.597 SQM. + EXEMPTED AREA

9. PROPOSED F.A.R. =	473.597 /380.650 = 1.243 < 1.250	13. AREA OF LIFT M/C ROOM STAIR	=3.544 SQM
10. AREA OF STAIR HEAD ROOM	= 13.823 SQM	14. AREA OF TREE COVER	= 6.000 SQM
11. AREA OF G.W.W.TANK	= 4.275 SQM	15. TOTAL AREA FOR FEES	=539.186 SQM.
12. AREA OF LIFT MACHINE ROOM	=8.021 SQM		

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	TYPE		BOX WINDOW MKD	BOX WINDOW AREA
D1A	1200x2200	W1	1500x1200	GR. FLOOR	NIL
D1	1100x2100	W2	1200x1200	1ST. FLOOR	5.704 SQ.M
D2	1000x2100	W3	600x750	2ND. FLOOR	5.704 SQ.M
D3	850x2100	W4		TOTAL AREA=	11.408 SQ.M

DECLARATION OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPER- STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE N.B.C OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.
THE STRUCTURAL DESIGN HAVE BEEN DONE CONSIDERING THE SOIL INVESTIGATION REPORT PREPARED BY MAS, 4, GARFA MAIN ROAD, KOLKATA- 700 075, AND SIGNED BY KALLOL KUMAR GHOSHAL, G.T- NO. II/14

NAME OF GEO-TECHNICAL ENGINEER
(KALLOL KUMAR GHOSHAL G.T- NO. II/14)

NAME OF E. S. E
(SURANJAN DUTTA, E.S.E. NO.- 220/1)K.M.C

SCALE - 1:100/1:50/1:500/1:400/1:200

PLAN OF PROPOSED THREE (III)STORIED RESIDENTIAL BUILDING U/SEC. 393A OF K. M. C. ACT 1980 AND K.M.C B/R - 2009 AT PREMISES NO- 11, BAISHNABGHATA ROAD IN WARD NO- 100, BOROUGH NO- X,KOLKATA - 700 047, P.S.- NETAJI NAGAR.
PLAN CASE NO-

B.P NUMBER: 2021100211

DATE: 29-MAR-2022

VALID FOR 5 YEARS FROM DATE OF SANCTION.

(SRABANTI CHAKRABORTY)

TUSHAR JATI

DIGITAL SIGNATURE FOR A.E(C)/Bldg

DIGITAL SIGNATURE FOR E.E(C)/Bldg

SHEET NO(2/2)